

## Sewer Assessment Projects Frequently Asked Questions

1. **I pay my taxes, why do I have to pay for the sewer main?** The Clermont County Water Resources Department is established as an Enterprise Fund and does not receive any funding through property or sales tax. All revenues are generated by the existing users of the system.
2. **How much money will it cost me to connect my house to the sewer main?** There are four costs associated with connecting a house to the sewer main. They are 1) the Basic Benefit Assessment for the sewer main (see tentative assessment role) 2) the system capacity charge (\$3,340.00), 3) the various Permit & Inspection fees (\$125.00), 4) the cost to connect the home to the sewer lateral clean out and abandonment of the existing septic system (This will be unique for each house location and paid for by the property owner).
3. **How much will my sewer bill be?** The minimum bimonthly sewer bill is \$22.20 based on 5,000 gallons of water usage. The average bimonthly sewer bill for Clermont County users is \$45.73 based on 10,300 gallons of water usage. It will ultimately depend on how much water each property uses and the “High Winter Usage.”
4. **How do we connect to the sewer main if it is on the other side of the road?** As part of this project, a sewer lateral will be connected to the sewer main and extended to the right of way line or edge of the sewer easement on your property where a clean out stack will be installed, regardless of the location of the sewer main. There is no additional cost to properties that are located on the opposite side of the road from the sewer main.
5. **Who runs the sewer lateral from the sewer clean out to house?** The individual property owner will be responsible for having the house connected to the clean out.
6. **Who pays for the sewer mains that are installed in the new subdivisions?** The developer of the subdivision pays for the construction and installation of the utilities. Those costs are usually hidden in the cost of the individual lots as they sell them. After the utility is constructed, the builder provides a one (1) year maintenance bond. Once the utility has successfully completed the one (1) year maintenance period, the developer donates the utility to the County.
7. **Will I be forced to connect to the sewer main?** Yes, if your building structure is located within 200 feet of the right of way or easement that the sewer is located in, at some point, you will be required to connect.

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8. **If I don't connect to the sewer main, will I have to pay the assessment?** Yes, your property still receives the benefit of having a sewer main available. You will still be required to pay the Basic Benefit Assessment.
9. **How much do you pay for easements?** Typically, compensation for easements are based on 50% of the Auditor's appraised value of your land. However, since all costs for easements are included in the total assessment cost of the project, we request that the necessary easements are donated to assist in minimizing the assessments.
10. **Will you repair my driveway if it is damaged?** Yes, your driveway and any other areas disturbed during construction will be restored to their original condition or better.
11. **What can I do with my septic system?** The existing septic system will need to be emptied, filled in, and abandoned as part of the change over.
12. **How much will this increase the value of my property?** We do not have any information concerning the possible increase in property value following the installation of a sewer main. We would suggest that you contact a realtor in the area to help determine any changes in value due to the sewer main installation.
13. **What happens if we sell the property with this assessment on it?** The special assessment can be transferred to the new owner. Clermont County does not require that special assessments are paid off at the time of transfer.
14. **Can I pay the assessment amount and not have it placed on my property tax?** Yes, after the project has been constructed and all actual costs are determined, property owners will be notified of the final assessment amount and be given a minimum of 30 days to pay the assessment in full. If the assessment is not paid within the 30 days, the assessment will automatically be placed on the property tax as a special assessment.
15. **Can I pay off the assessed amount before the 20 years?** Yes. However, once the bonds have been sold the entire principal plus interest must be paid. There is no incentive to pay the assessment off early.

Note: All fees and charges identified in this document are *current* fees and charges and are subject to change. *Actual* fees and charges will be determined at the time of permit application.